

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

March 27, 2025

Jeff Palmer, Director of Planning and Zoning
Clearcreek Township
7593 Bunnell Hill Road
Springboro, OH 45066

Subject: RPC Recommendation for Clearcreek Heights PUD Stage 1 Rezoning

Dear Mr. Palmer:

This letter is regarding the Clearcreek Heights PUD Stage 1 Rezoning in Clearcreek Township. At its meeting on March 27, 2025, the Warren County Regional Planning Commission Executive Committee recommended approval with a vote of 10 yes, 0 no, 1 abstain, to the Clearcreek Township Zoning Commission subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the City of Springboro. A traffic impact study shall be completed if deemed necessary by the City of Springboro. If necessary, the study shall be completed prior to PUD Stage 3 approval.
4. The developer shall install any road improvements deemed necessary by the City of Springboro. If improvements are necessary, the timing of improvements shall be determined before PUD Stage 3 approval.
5. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and roundabout dimensions at Preliminary Plan.
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.
7. This development is contingent upon the provision of central sewer service.
8. The PUD Standards include, or the PUD rezoning is conditioned upon the following:

1. Use:



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- a. Land uses are limited to detached single-family residential development.
- b. Residential lots shall include a mix of 95' and 105' wide lots.
- c. Minimum number 105' wide lots: 10
- d. All homes shall be custom-built. A custom-built home is a unique, one-of-a-kind residence designed and constructed to meet the specific needs and preferences of a homeowner, offering exclusive design and character.

2. Lot Dimensions and Setbacks

- a. 95' wide lots; 14,250 sq. ft.
- b. 105' wide lots: 15,750 sq. ft.
- c. Minimum Front Yard Setback; 30 ft.
- d. Minimum Side Yard Setback: 10 ft.
- e. Minimum Rear Yard Setback: 40 ft.
- f. Maximum number of pan-handle lots: 1

3. Maximum Density

- a. Net density: 2.4 units per acre
- b. Gross density: 1.32 units per acre
- c. A maximum of 132 residential lots is permitted.

4. Open Space & Buffers

- a. Minimum Open Space Required: 30%
- b. All Ponds shall have an operable fountain.
- c. State Route 73 Buffer: A minimum of 175' measured from the Thoroughfare right-of-way.
- d. A perimeter open space buffer is required along all boundaries.

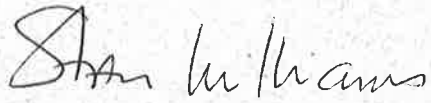
5. Infrastructure & Services

- a. Central sewer service is required
- b. Central water service is required
- c. Right-of-way along State Route 73 shall be dedicated per the City of Springboro Thoroughfare Plan with the first Final Plat section.
- d. The first Final Plat shall include a stub street connection to Steeplechase Drive.
- e. Streets shall be developed with 15' of public utility easement on both sides.

The staff report is attached.

Please contact this office if you have any questions regarding this recommendation.

Sincerely,

A handwritten signature in cursive script that reads "Stan Williams". The signature is written in dark ink and is positioned below the word "Sincerely,".

Stan Williams, AICP, Executive Director

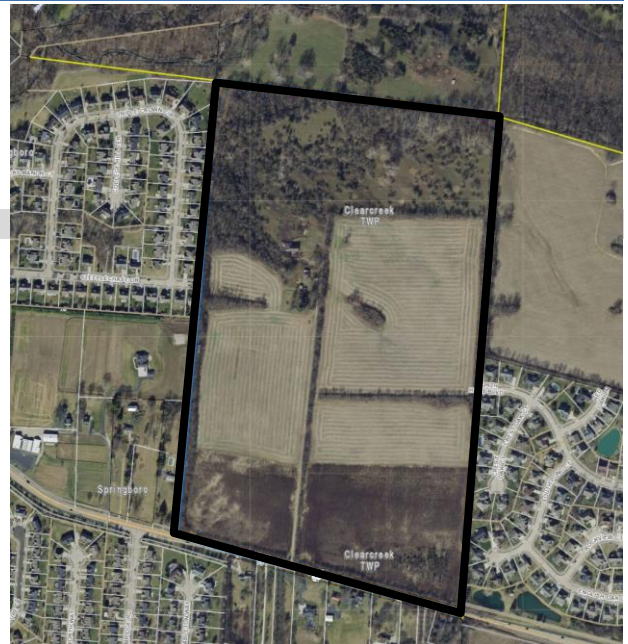


WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: March 27, 2025
TO: WCRPC Executive Committee
FROM: Ryan Cook, Senior Planner
SUBJECT: Clearcreek Heights PUD Stage 1 Rezoning

GENERAL INFORMATION

Property Owners: Rhonda, Ryan, Renee & Regan Brunk
Site Address: 1176 State Route 73
Township: Clearcreek
Parcel ID: 04-07-200-004
Total Site Area: 100.296 acres
Current Zoning: Suburban Residence Zone "SR-1"
Proposed Zoning: Residential Planned Unit Development "R-PUD"
School District: Springboro Community Schools
Water Service: TBD
Waste Disposal: Central Sanitary Sewer



PROPOSAL

The applicant is proposing a zone change from Suburban Residence Zone "SR-1" to Residential Planned Unit Development "R-PUD". The current parcel is 100.296 acres and has approximately 1,690 feet of frontage along State Route 73. The zone change request is to allow a "more interesting residential community" with 132 single-family lots resulting in a gross residential density of 1.32 units per acre.

RECOMMENDATION

Recommend **approval** of the Clearcreek Heights PUD Stage 1 Rezoning from SR-1 to R-PUD to the Clearcreek Township Zoning Commission with the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Ohio Department of Transportation (ODOT). A traffic impact study shall be completed if deemed necessary by ODOT. If necessary, the study shall be completed prior to PUD Stage 3 approval.
4. The developer shall install any road improvements deemed necessary by ODOT. If improvements are necessary, the timing of improvements shall be determined before PUD Stage 3 approval.
5. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and roundabout dimensions at Preliminary Plan.
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.
7. This development is contingent upon the provision of central sewer service.
8. The PUD Standards include or the PUD rezoning is conditioned upon the following:

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- b. Residential lots shall include a mix of 95' and 105' wide lots.
- c. Minimum number 105' wide lots: 10
- d. All homes shall be custom-built. A custom-built home is a unique, one-of-a-kind residence designed and constructed to meet the specific needs and preferences of a homeowner, offering exclusive design and character.

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- b. 105' wide lots: 15,750 sq. ft.
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3. Maximum Density

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- b. Gross density: 1.32 units per acre
- c. A maximum of 132 residential lots is permitted.

4. Open Space & Buffers

- a. Minimum Open Space Required: 30%
- b. All ponds shall have an operable fountain.
- c. State Route 73 Buffer: A minimum of 175' measured from the Thoroughfare right-of-way.
- d. A perimeter open space buffer is required along all boundaries.

5. Infrastructure & Services

- a. Central sewer service is required
- b. Central water service is required
- c. Thoroughfare Plan right-of-way along State Route 73 shall be dedicated with the first Final Plat section (Primary Arterial – Rural)
- d. The first Final Plat shall include a stub street connection to Steeplechase Drive.
- e. Streets shall be developed with 15' of public utility easement on both sides.

STAFF ANALYSIS

CURRENT ZONING



PROPOSED ZONING



Clearcreek Township FLUM



Warren County FLUM



COMPREHENSIVE PLAN: The requested zone change is consistent with the Clearcreek Township Master Plan and the Warren County Comprehensive Plan showing a future land use as single-family residential. The surrounding existing land uses are also consistent with the proposed rezoning request.

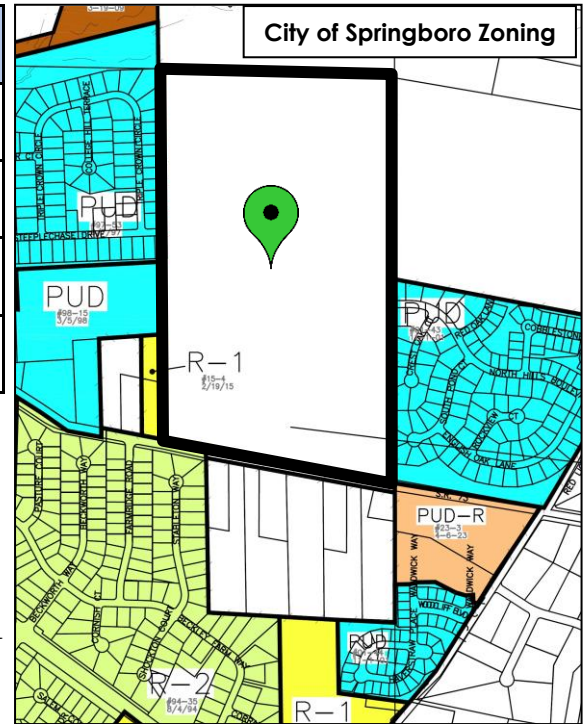
PERMITTED USES ZONING COMPARISON:

SR-1 - Current	R-PUD - Proposed
Single-Family Dwellings	Single-Family Dwellings No other uses specified
Home Occupation	
Community Fire House	
Park, Playground, Community Centers	
Model Homes	

SURROUNDING ZONING & USES:

	ZONING	USE
NORTH	SR-1	Vacant
SOUTH	SR-1	Residential
EAST	SR-1 & (Springboro - PUD)	Residential / Vacant
WEST	(Springboro - R-1 & PUD)	Residential

Legend	
R-1	(R-1) ESTATE-TYPE RESIDENTIAL DISTRICT
R-2	(R-2) LOW DENSITY RESIDENTIAL DISTRICT
PUD	(PUD) PLANNED UNIT DEVELOPMENT DISTRICT
PUD-R	(PUD-R) PLANNED UNIT DEVELOPMENT-RESIDENTIAL



ZONING COMPARISON:

ZONING (PRINCIPAL STRUCTURES)	SR-1 - CURRENT	R-PUD - PROPOSED
FRONT YARD SETBACK	50 feet	30 feet
SIDE YARD SETBACK	10 feet	10 feet
REAR YARD SETBACK	40 feet	40 feet
HEIGHT	35 feet	Not Specified

Two neighboring residential subdivisions located within the City of Springboro have the following setbacks:

North Hills of Stone Ridge

Front: 25 ft.
Rear: 15' & 30' ft.
Side: 5 ft. & 7.5 ft.

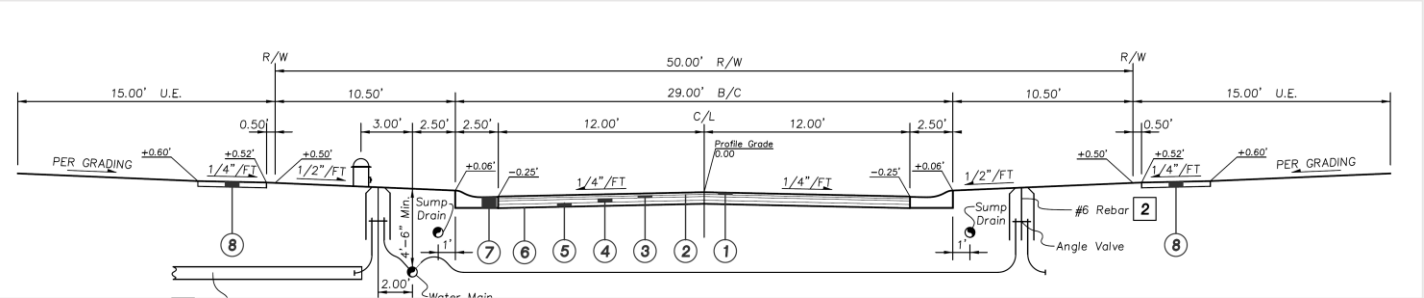
Richard's Run

Front: 35 ft.
Rear: 25 ft.
Side: 10 ft. total (5 minimum)

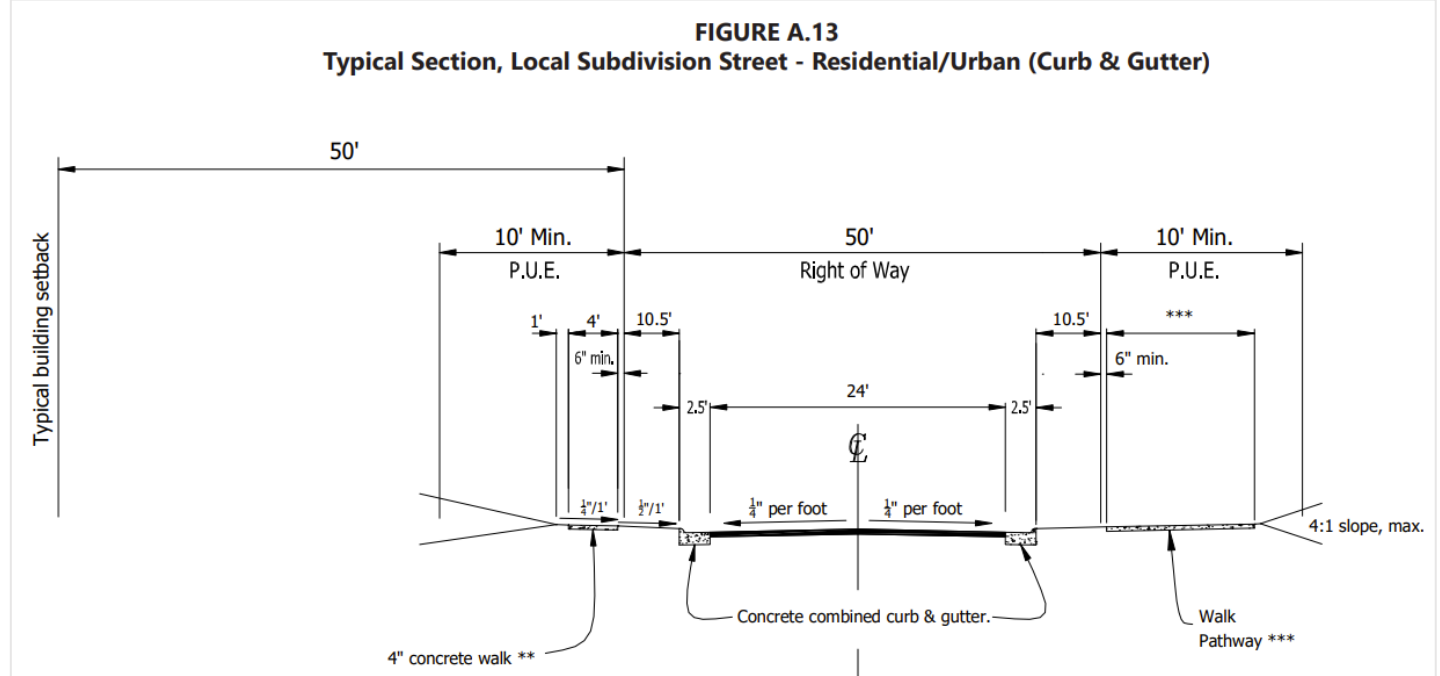
ENVIRONMENTAL FEATURES: The site has a wooded area and significant topography primarily along the northwestern portion of the property. The plans illustrate that area to remain as open space. Approximately 40 acres of the property according to 2024 aerial imagery is being farmed. There are no streams, floodways, wetlands, or 100/500-year flood zones on the property.

ACCESS & CIRCULATION: The concept plan illustrates 1 main access point to State Route 73, a street extension of two existing adjoining street stubs of Steeplechase Drive (to the east), and North Hills Boulevard (to the west), and a street stub to the east undeveloped property parcel # 04-02-300-010 owned by Crosley Farm, LLC. The site has approximately 1,680 feet of road frontage along State Route 73. At the time of subdivision, the developer would be required to dedicate 52.5 feet of right-of-way from the centerline of State Route 73 in compliance with the Warren County Thoroughfare Plan Primary Arterial Rural typical section. The Warren County Engineer's Office shall provide recommendations and standards for the proposed roundabouts.

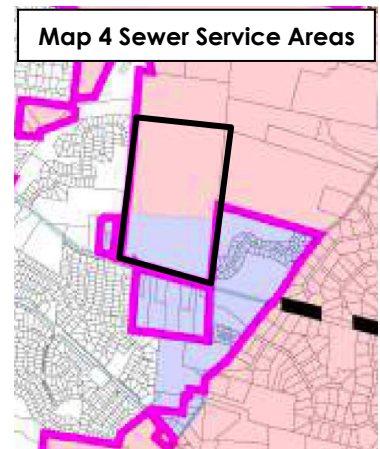
Typical Public Street Sections – The proposed typical street section is 50' right-of-way with 15' public utility easements shown below.



This varies from the Thoroughfare Plan's typical section of 50' right-of-way and 10' public utility easements shown below.



UTILITIES: The submitted plans indicate that they will be utilizing central sanitary sewer for wastewater service. The Clearcreek Township Master Plan (Map 4) illustrates this site within the sewer service area with a 5 year and 20 year development scenario. The water service is also not determined at this time. Duke Energy is proposed to serve the site with electricity.



CLEARCREEK TOWNSHIP PUD STAGE 1 - REVIEW CRITERIA

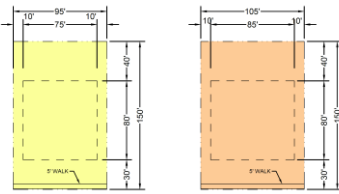
The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- d) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided;
- e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Concept Plan if it is determined that modifications are required to comply with this Resolution.

PROPOSED CONCEPT PLAN

14,250 sq. ft. (min.)
95' lot width at setback (min.)
150' lot depth (min.)
30' front yard (min.)
40' rear yard (min.)
10' side yard, 20' total (min.)

15,750 sq. ft. (min.)
105' lot width at setback (min.)
150' lot depth (min.)
30' front yard (min.)
40' rear yard (min.)
10' side yard, 20' total (min.)



STREET

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